



COTTONWOOD HEIGHTS PLANNING COMMISSION MEETING AGENDA

Notice is hereby given that the Cottonwood Heights Planning Commission will hold a **Work Session Meeting** (Room 124, City Council Conference Room) beginning at **5:00 p.m.** and a **Business Meeting** (Room 5, Council Chambers) beginning at **6:00 p.m. on Wednesday, June 7, 2017**, located at 2277 East Bengal Boulevard, Cottonwood Heights, Utah.

5:00 p.m. WORK SESSION (Room 124)

- 1.0 Review Business Meeting Agenda**
(The Commission will review and discuss agenda items.)
- 2.0 Discussion Item – Title 12 (Subdivision Code)**
Staff will discuss an upcoming city initiated text amendment to Title 12 (Subdivisions) of the Cottonwood Heights Municipal Code.
- 2.1 Discussion Item – ‘Small Cell’ Wireless Telecommunication Equipment**
Staff will discuss a potential pending ordinance regarding ‘small cell’ wireless telecommunication equipment located in the public right-of-way.
- 2.2 Additional Discussion Items**
The Commission may discuss the status of pending applications and matters before the Commission and new applications and matters that may be considered by the Commission in the future.

6:00 p.m. BUSINESS MEETING (Room 5)

- 1.0 WELCOME/ACKNOWLEDGEMENTS – Acting Commission Chair**
- 2.0 CITIZEN COMMENTS**
(Please note: In order to be considerate of everyone attending the meeting and to more closely follow the published agenda times, public comments will be limited to three minutes per person per item. A spokesperson who has been asked by a group that is present to summarize their concerns will be allowed five minutes to speak. Comments which cannot be made within these limits should be submitted in writing to the City Planner prior to noon the day before the meeting.)
- 3.0 PUBLIC HEARINGS**
 - 3.1 (Project #ZMA-17-003)**
Public comment on a request from Duaine Rassmusen (Castlewood Development) for a Zone Map amendment to the property located at 2856 E Bengal Boulevard (parcel #22-35-102-049).
- 4.0 ACTION ITEMS**

4.1 (Project #ZMA-17-001)

Action on a request from Andrew Flamm for a General Plan Land Use Map and a Zone Map amendment to the properties at 7380 S Milne Lane and 1314 E Milne Lane (parcel nos. 22-29-428-003 & 22-83-010-060).

4.2 (Project #ZMA-17-002)

Action on a request from John V. Veur (JB Management) for a Zone Map amendment to the property located at 7941 S Wasatch Boulevard (parcel #22-36-105-120).

4.5 Approval of Minutes for April 5th, 2017

4.6 Approval of Minutes for April 19th, 2017

4.7 Approval of Minutes for May 3rd, 2017

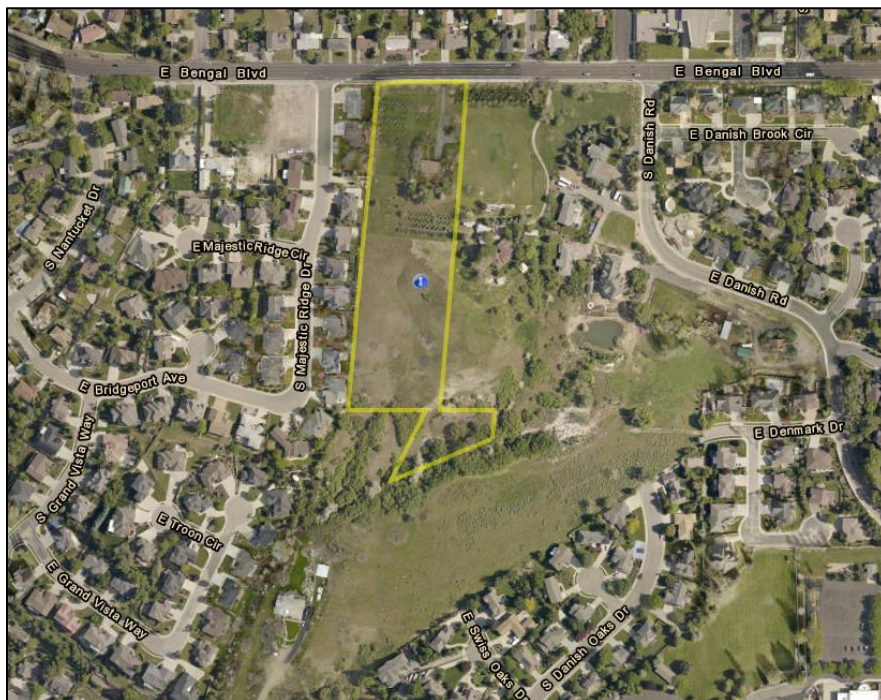
5.0 ADJOURNMENT

On Thursday, June 1st a copy of the foregoing notice was posted in conspicuous view in the front foyer of the Cottonwood Heights City Offices, Cottonwood Heights, Utah. A copy of this notice was emailed to the Salt Lake Tribune and Deseret News, newspapers of general circulation in the City by the Office of the City Recorder. The Agenda was also posted on the City's website at www.cottonwoodheights.utah.gov and the State Public Meeting Notice website at <http://pmn.utah.gov>

DATED THIS 1st DAY OF JUNE, 2017

Paula Melgar, City Recorder

Planning Commissioners may participate in the meeting via telephonic communication. If a Commissioner does participate via telephonic communication, the Commissioner will be on speakerphone. The speakerphone will be amplified so that the other Commissioners and all other persons present in the room will be able to hear all discussions. In compliance with the Americans with Disabilities Act, individuals needing special accommodations or assistance during this meeting shall notify the City Recorder at (801)944-7021 at least 24 hours prior to the meeting. TDD number is (801)270-2425 or call Relay Utah at #711. If you would like to submit written comments on any agenda item they should be received by the Planning Division no later than Tuesday at noon. Comments can be emailed to bberndt@ch.utah.gov. After the public hearing has been closed, the Planning Commission will not accept any additional written or verbal comments on the application.



CONTEXT & ANALYSIS

General Plan & Zoning

The General Plan is the city's guiding document for future growth development of the community, and is used to help city decision makers evaluate development proposals and implement a desired future for the community. Part of the General Plan is the Land Use element. The guiding principles of land use development in the city is to maintain traditional single-family neighborhoods as the predominant housing style, and to protect low-density residential neighborhoods from incompatible uses. A land use map was created in the General Plan to reflect this guiding principle and more specifically identify a preferred future land use for every property in the city.

The land use designation for the subject property is Residential Low Density, which is described in the General Plan as follows:

[The Residential Low Density] land use is reserved for low density residential. The majority of the city is currently considered low density residential, between 2.5 and five (5) dwelling units per acre.

Staff Analysis

The proposed zone change to R-1-10 conforms to the guiding principles of the General Plan's land use element, and also complies with the identified Low Density Residential land use designation on the subject property. The R-1-10 zone allows a maximum residential density of 4.356 units per acre.

The purpose of the R-1-10 zone is to "allow for the establishment of single-family homes organized in low-density residential neighborhoods characteristic of traditional suburban residential developments." The R-1-10 zone complies with the underlying land use designation of Residential Low Density in terms of both density and desired use of the land.

Properties directly north and west of the property are located in the R-1-8 zone, which permits a slightly greater density than the proposed zone change on the subject property. The property directly adjacent to the south, which recently received preliminary subdivision approval for a 25-lot subdivision, is located in the R-1-10 zone. The property directly east of the subject property is currently located in the RR-1-21 zone.

Adjacent Land Use and Zoning

North:

- Zoning – R-1-8 (Residential Single-Family, minimum lot size – 8,000 sq. ft.)
- Land Use – Residential Low Density (desired density of 2.5 to 5 units per acre)

East:

- Zoning – RR-1-21 (Rural Residential, minimum lot size – 21,780 sq. ft.)
- Land Use – Residential Low Density (desired density of 2.5 to 5 units per acre)

West:

- Zoning – R-1-8 (Residential Single-Family, minimum lot size – 8,000 sq. ft.)
- Land Use – Residential Low Density (desired density of 2.5 to 5 units per acre)

South:

- Zoning – R-1-10 (Residential Single-Family, minimum lot size – 10,000 sq. ft.)

- Land Use – Residential Low Density (desired density of 2.5 to 5 units per acre)

Impact Analysis

The primary access point for future development on the subject property will come from Bengal Boulevard, with a secondary access likely to the adjacent property to the east to account for future development connection. No connections to the south are viable due to steep terrain and possible geotechnical issues. No connections to the west neighborhood are currently available due to existing residential development. All future development applications are subject to all pertinent city codes and standards (e.g. subdivisions, traffic impact, roadway design, grading and erosion control, building construction, etc.). Any proposed subdivision containing at least 10 lots is subject to public hearing and planning commission approval.

The rezone of the subject property will likely have little impact on the utility capacity of the area, on city/emergency services, and on school services. The property is relatively small and constrained, and the difference in density between the current and proposed zoning, when accounting for terrain and infrastructure constraints, will likely result in less than 10 additional lots due the zone change.

To ensure that the proposed impact is minimal, any future development application is subject to full review by all city services, utility services, and the school district. If any significant impact is created, the applicant of future development will be required to mitigate it. Additionally, traffic impact and storm water issues will be reviewed and assessed by the city engineer, and any development will be required to comply with all adopted city development standards.

Noticing

Notices were sent to all property owners within 1000' of the subject property, using the city's most recent parcel ownership data from the Salt Lake County Assessor. A copy of the notice was also posted on the state public meeting notice website, the city's website, the notice board at city hall, and in local newspapers (published in the Salt Lake Tribune and Deseret News on Saturday, May 27, 2017).

Staff Contact: Mike Johnson, 801-944-7060

Attachments:

1. Findings for Recommendation
2. Model Motions
3. Applicant's Narrative
4. Current Land Use
5. Current Zoning
6. Proposed Zoning

FINDINGS FOR RECOMMENDATION

Staff's recommendation of approval of the proposed zone map amendment is based on the following findings:

1. The proposed zone map amendment is consistent with the General Plan and the city's land use designation for the subject property;
2. The proposed zone map amendment is appropriate given the context of the surrounding developed environment;
3. The zone map amendment is being done in accordance with the procedure outlined in 19.90.010, "Amendment Procedure," of the Cottonwood Heights Municipal Code;
4. Proper notice was given in accordance with all local and state noticing requirements.

MODEL MOTIONS

Approval

"I move that we forward a recommendation of approval to the City Council for project ZMA-17-003, a request from Duaine Rassmusen for a zone map amendment from RR-1-21 to R-1-10 on the property located at 2856 East Bengal Boulevard, based on the findings in the staff report dated June 7, 2017."

- List any additional findings...

Denial

"I move that we forward a recommendation of denial to the City Council for project ZMA-17-003, a request from Duaine Rassmusen for a zone map amendment from RR-1-21 to R-1-10 on the property located at 2856 East Bengal Boulevard, based on the following findings:

- List findings for denial...



Mr. Mike Johnson
Senior Planner
Cottonwood Heights City
2277 East Bengal Blvd.
Cottonwood Heights, UT 84121

Re: Rezone 2856 East Bengal Blvd.

Dear Mike,

Castlewood Development hereby submits an application to rezone approximately 5 acres located at 2856 East Bengal Blvd. We look forward to processing this application through Cottonwood Heights City.

Currently the property is zoned R-1-21 and master planned as low-density residential. According to the zoning code, single family lots of R-1-8 and R-1-10 qualify within the low density designation of the Master Plan. As per the map attached to our application, all of the property developed in the immediate area over the last 20 years has been developed as R-1-8 and R-1-10. This application is consistent with all currently developed and recently approved subdivisions in the area.

We envision a subdivision with a public road running south from Bengal Blvd and ending in a Cul-de-sac at the south end of the property. As per requirement we will build a stub street going east to connect with any future planned development.

There is currently available capacity to deliver all public services to the property. Sanitary sewer will flow north to Bengal Blvd from the apex of our proposed road and south to Creek Road through the recently approved Ivory subdivision. Storm water will flow the same general pathway as the sanitary sewer into the storm drain system after being detained on our site and released at acceptable flows. All other public services such as water, electricity and cable are available in the area.

The Master Plan for Cottonwood Heights envisions low density, single family homes for this entire area as shown on the attached map. This proposed rezone is one more step towards reaching the goal set forth by the Master Plan. The R-1-21 Zone was largely in place when Cottonwood Heights incorporated, as it was then a more rural part of the Salt Lake County. The City through it's Master Planning process envisioned, as is evidenced by the developments to west and south, pleasant, walkable neighborhoods of low density single family homes. This development will add to the current housing choices available in the area. The area has grown consistent with the master plan, as individual parcels have come available for development. The subdivision immediately to the west of our proposed subdivision is zoned R-1-8.

This proposal will not create any negative impacts, and actually completes the vision of the Master Plan for the area. By providing a stub street mid-way through our proposed project it insure that vision can be completed as other properties become available for development. By grading the property it will actually open up some view corridors for property located on western boundary of the proposed subdivision. This proposed project complies with all the goals set forth in the Zoning Ordinance Title

19.02.020 by creating a neighborhood consistent with other developed neighborhoods in the area and complying with all requirements for a subdivision.

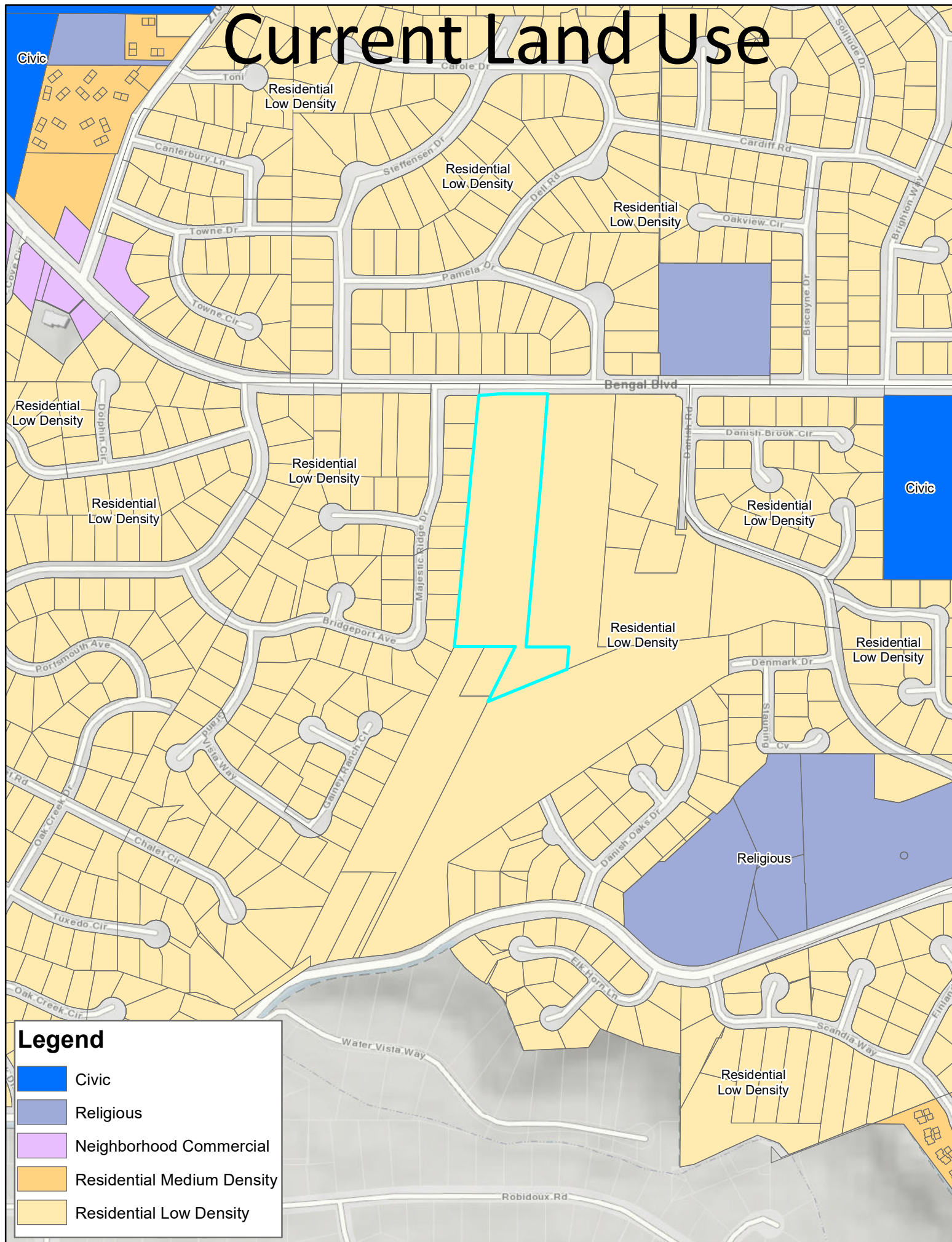
In summary this proposal is one more step in implementing the general plan as envisioned by the authors shortly after Cottonwood Heights incorporated. We have met with several of the neighbors who border our proposed project to the west and are looking forward to a continued dialogue with them as plans progress. We respectfully request your positive recommendation for the R-1-10 zone.

Sincerely

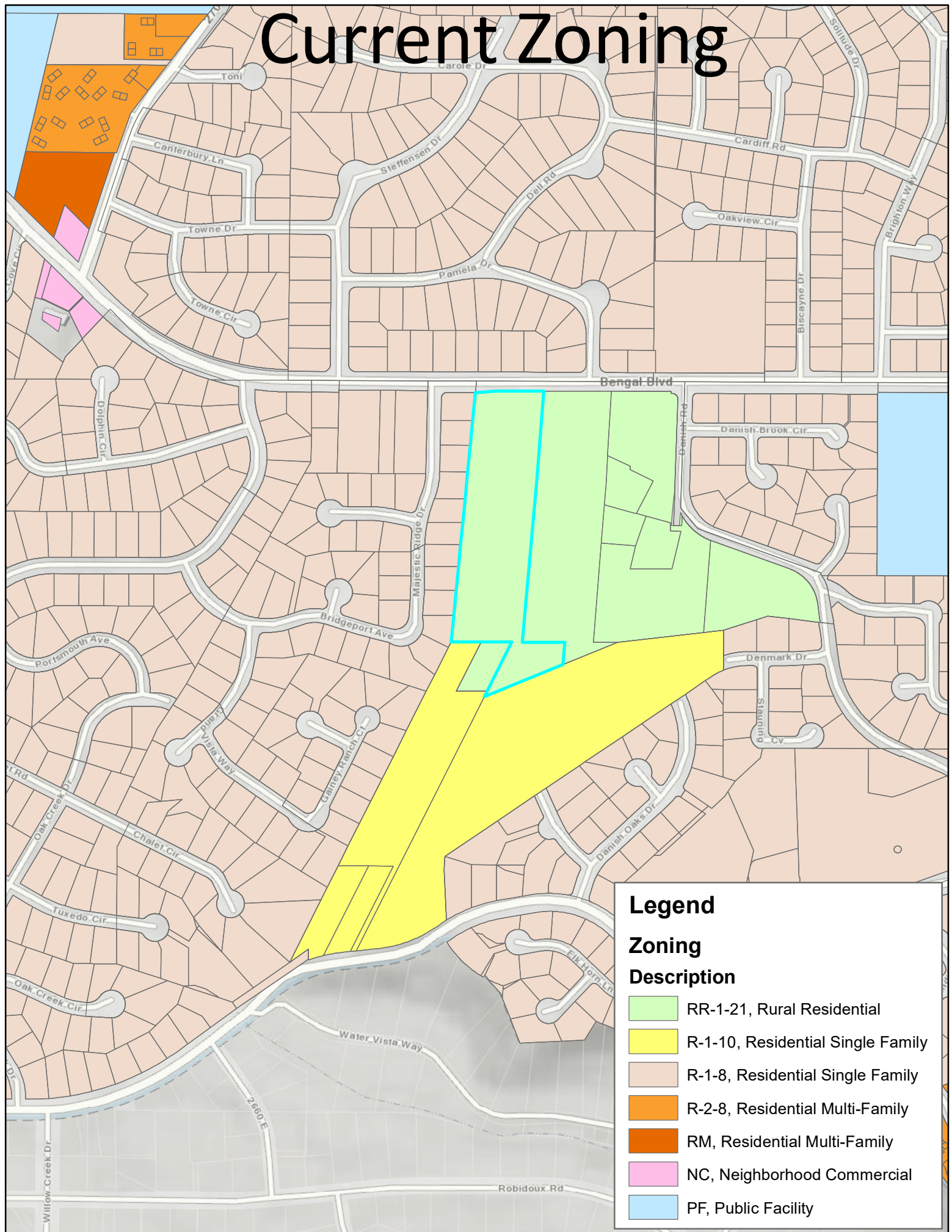
A handwritten signature in black ink, appearing to read 'Duaine Rasmussen', with a long horizontal flourish extending to the right.

Duaine Rasmussen

Current Land Use



Current Zoning



Proposed Zoning

